



Resource Engineering, Inc.
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Memorandum

To: BWCD BOARD OF DIRECTORS
From: ERIC MANGEOT 
CC: CHRIS GEIGER
Date: JULY 3, 2018
File: CONTRACT 435c AMENDMENT – ROARING FORK MEADOWS OWNERS ASSOCIATION, INC.

Applicant Name: Roaring Fork Meadows Owners Association, Inc.

Type of Use: Domestic Commercial
Industrial Agricultural

Amount: 14.1 AF 0.267 cfs 120 gpm (Previous Contract Amount = 13.9 AF)

Location: Area A A-3 Area B Inclusion
County: PITKIN Contiguous:
BWCD Division: 7

Mid Valley Metro District Notice Required? Yes No

Blue Creek Water Rights Applied? Yes No

02CW77 Umbrella Plan Water Rights Applied? Yes No **Cost:** \$5,000 (Already Paid)

The purpose of this amendment is to add additional evaporative uses to the pond system plus a pool and spa depletions from the Lot 7 Well to the contract. Contract 435c currently covers 2.638 surface acres. Roaring Fork Meadows Owners Association, Inc. (Applicant) now requests a total of 2.685 surface acres for the pond system. The pool and spa combined has a surface area of approximately 300 square feet and 1,400 gallons. The Lot 7 Well will provide water service to the pool and spa and include an annual fill in May of each year. The contract also covers domestic in-house uses (8 single family homes and 8 ADUs) and irrigation uses (5,000 square feet per lot or 40,000 square feet total). Total depletions are **14.1 acre-feet** as calculated by Resource Engineering, Inc. (RESOURCE) including a 10 percent transit loss.

The source of supply is for the in-house domestic use and irrigation is from several wells located in the NW1/4 of Section 21, Township 8 South, Range 86 West, of the 6th P.M. as follows:

- Lot No. 1 Well (Permit No. 60903-F): NW1/4 NW1/4 of Section 21, approximately 650 feet from the north section line and 150 feet from the west section line.
- Lot No. 2 Well (Permit No. 60905-F): NE1/4 NW1/4 of Section 21, approximately 1,015 feet from the north section line and 1,420 feet from the west section line.
- Lot No. 3 Well (Permit No. 60906-F): SE1/4 NW1/4 of Section 21, approximately 1,350 feet from the north section line and 1,715 feet from the west section line.
- Lot No. 4 Well (Permit No. 64902-F): SE1/4 NW1/4 of Section 21, approximately 1,930 feet from the north

section line and 2,460 feet from the west section line.

- Lot No. 5 Well (Permit No. 60907-F): SE1/4 NW1/4 of Section 21, approximately 2,110 feet from the north section line and 1,655 feet from the west section line.
- Lot No. 6 Well (Permit No. 75550-F): NW1/4 NW1/4 of Section 21, approximately 1,186 feet from the north section line and 798 feet from the west section line.
- Lot No. 7 Well (Permit No. 60909-F-R): NW1/4 NW1/4 of Section 21, approximately 1,276 feet from the north section line and 350 feet from the west section line.
- Employee Housing Common Parcel 1 Well (Permit No. 75549-F): NW1/4 NW1/4 of Section 21, approximately 850 feet from the north section line and 350 feet from the west section line.

The Applicant is aware that they may need to revise their well permits as necessary to correct for the actual locations.

The source of supply for the ponds and their evaporation is the Kester Ditch and the Alexis Arbany Ditch.

- Kester Ditch Headgate: located in the NW1/4 NW1/4 of Section 21, Township 8 South, Range 86 West, of the 6th P.M. at a point whence the Southeast corner of Section 21 bears N 15°20' West 320 feet, in Pitkin County.
- Alexis Arbaney Ditch Headgate: approximately ¼ mile above the confluence of Snowmass Creek with the Roaring Fork River.

TABLE 1
EVAPORATION CALCULATION - PONDS

Month	SEO Monthly Distribution	(1) Gross Lake Evaporation		(2) Total Pond Evaporation (acre-feet)
		(feet)	(inches)	
January	1.0%	0.04	0.45	0.101
February	3.0%	0.11	1.35	0.302
March	6.0%	0.23	2.70	0.604
April	9.0%	0.34	4.05	0.906
May	12.5%	0.47	5.63	1.259
June	15.5%	0.58	6.98	1.561
July	16.0%	0.60	7.20	1.611
August	13.0%	0.49	5.85	1.309
September	11.0%	0.41	4.95	1.108
October	7.5%	0.28	3.38	0.755
November	4.0%	0.15	1.80	0.403
December	1.5%	0.06	0.68	0.151
	100.0%	3.75	45.00	10.069

(1) = Monthly distribution of gross annual evaporation rate in accordance with SEO General Criteria.

(2) = Open Water Surface Area (2.685 acres) x Column (1) in feet

**TABLE 2
EVAPORATION CALCULATION - LOT 7 SWIMMING POOL AND SPA**

Month	SEO Monthly Distribution	(1) Gross Lake Evaporation		(2) Total Evaporation (acre-feet)
		(feet)	(inches)	
January	1.0%	0.04	0.45	0.0003
February	3.0%	0.11	1.35	0.0008
March	6.0%	0.23	2.70	0.0015
April	9.0%	0.34	4.05	0.0023
May	12.5%	0.47	5.63	0.0032
June	15.5%	0.58	6.98	0.0040
July	16.0%	0.60	7.20	0.0041
August	13.0%	0.49	5.85	0.0034
September	11.0%	0.41	4.95	0.0028
October	7.5%	0.28	3.38	0.0019
November	4.0%	0.15	1.80	0.0010
December	1.5%	0.06	0.68	0.0004
	100.0%	3.75	45.00	0.0258

(1) = Monthly distribution of gross annual evaporation rate in accordance with SEO General Criteria.

(2) = Open Water Surface Area (0.007 acres) x Column (1) in feet

Surface Area = 300.00 square feet
0.007 acres

Volume = 1,400 gallons
0.004 AF

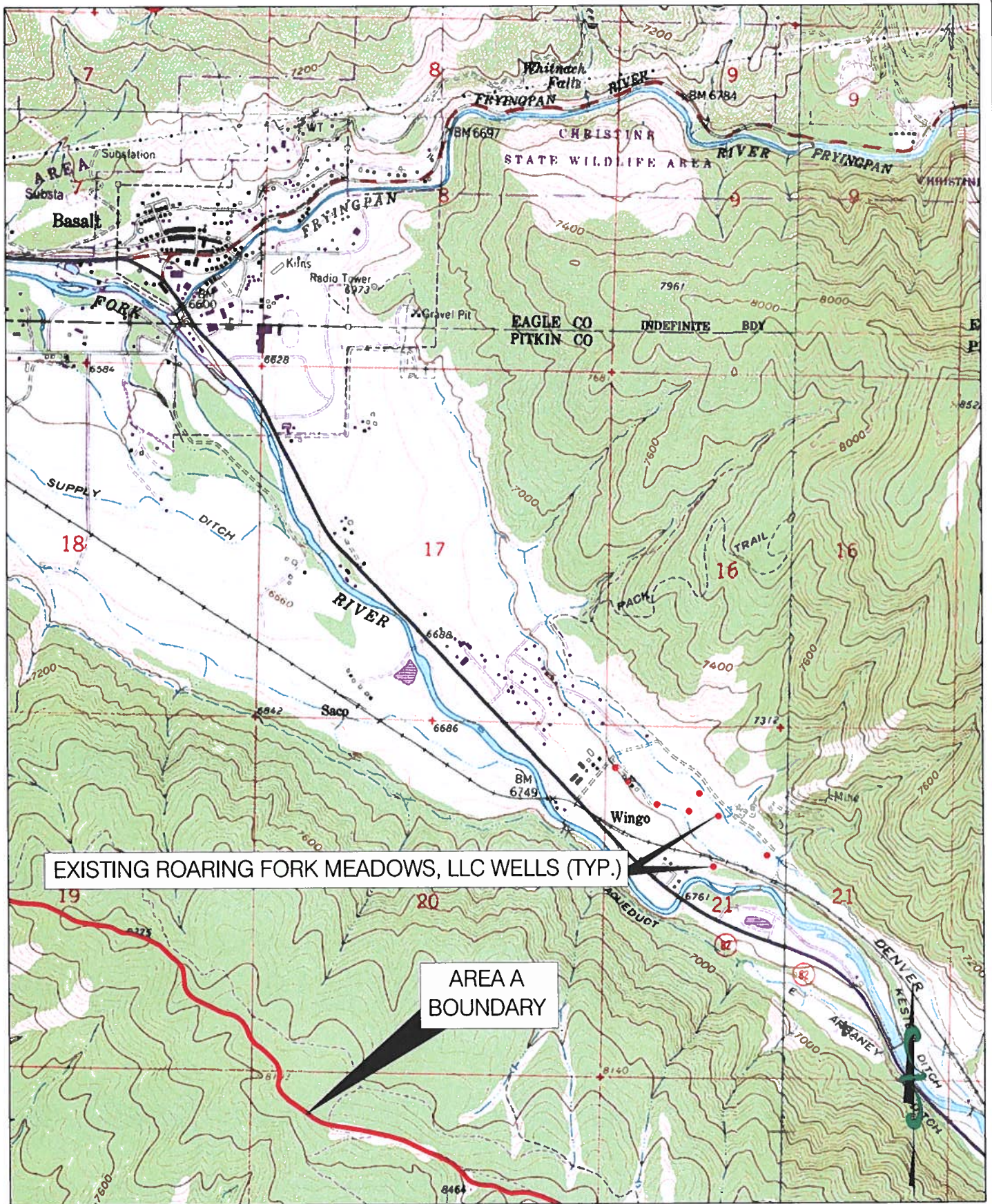
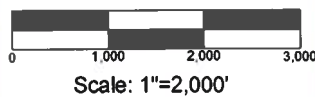


Figure 1: Roaring Fork Meadows Owners Assoc., Inc.
Contract 435c amendment

Basalt Water Conservancy District

File: 033-7.2
Date: 07/03/2018



**RESOURCE
ENGINEERING, INC.**

909 Colorado Avenue
Glenwood Springs, CO 81601
(970) 945-6777 Voice 945-1137 Facsimile

**APPLICATION TO AMEND WATER ALLOTMENT CONTRACT
BASALT WATER CONSERVANCY DISTRICT
Contract No. 435C**

1. Applicant's Contact Information

- a. Name: **Roaring Fork Meadows Owners Association, Inc.**
- b. Mailing Address: **c/o Ned Holmes, President
55 Waugh Drive, Suite 1111
Houston, TX 77007**
- c. Street Address: **200 Tejas Trl (Lot 1)
240 Tejas Trl (Lot 2)
280 Tejas Trl (Lot 3)
320 Tejas Trl (Lot 4)
460 Tejas Trl (Lot 5)
301 Tejas Trl (Lot 6)
102 Sherman Ln (Lot 7)
97 Sherman Ln (Common Parcel 1)
TBD Tejas Trl (Common Parcel 2)
Basalt, CO 81621**
- d. Telephone Number: **(713) 621-1880**
- e. Email Address: **Nedsholmes@aol.com**
- f. If Applicant is represented by an Attorney, please provide the Attorney's contact information, including name, address, telephone, and email:
- Paul L. Noto, Esq.
John M. Sittler, Esq.
Patrick, Miller & Noto, P.C.
197 Prospector Drive, Suite 2104A
Aspen, CO 81611
Ph.: (970) 920-1028
Fx: (970) 925-6847**
- g. Emergency Local Contact Information, including name, address, telephone, and email:
- Larry Jones, see below.**

- h. Contact Information of property manager, caretaker, irrigator, system operator, or agent who should be provided a copy of this contract, including name, address, telephone, and email:

Larry Jones
Larry.Jones@holmesinvestments.net
(970) 379-9718

2. Type of land use (development) proposed for water allotment contract (i.e. single family home, subdivision, gravel pit, etc.): **Amendment of BWCD Water Allotment Contract No. 435C. Currently, the contract is for augmentation of eight single-family residences with a subdivision and eight ADUs. Applicant is now seeking to amend its contract to augment evaporative loss from a pond, spa, and pool as described below.**
3. Legal description and address of property on which District's water rights and/or contract water will be used (attach map and vesting deed with proof of ownership)*: **The Third Amendment to Water Allotment Contract 435C currently covers Lots 1, 2, 3, 4, 5, 6, and 7, and Common Parcels 1 and 2, Roaring Fork Meadows Subdivision P.U.D. according to the First Amended Plat thereof recorded August 26, 2010, in Plat Book 94 at Page 35 and the Second Amended Plat thereof recorded November 20, 2013, in Plat Book 105 at Page 8 as Reception No. 605664.**
4. Elevation of property: X 6–7,000 ft., _____ 7–8,000 ft., _____ 8–9,000 ft.
5. Name and legal description of water supply diversion point(s):
- Lot No. 1 Well, located in the NW ¼, NW ¼, Section 21, Township 8 South, Range 86 West, 6th P.M., approximately 650 feet from the north section line and 150 feet from the west section line.**
- Lot No. 2 Well, located in the NW ¼, NW ¼, Section 21, Township 8 South, Range 86 West, 6th P.M., approximately 1,015 feet from the north section line and 1,420 feet from the west section line.**
- Lot No. 3 Well, located in the SE ¼, NW ¼, Section 21, Township 8 South, Range 86 West, 6th P.M., approximately 1,350 feet from the north section line and 1,715 feet from the west section line.**

Lot No. 4 Well, located in the SE ¼, NW ¼, Section 21, Township 8 South, Range 86 West, 6th P.M., approximately 1,930 feet from the north section line and 2,460 feet from the west section line.

Lot No. 5 Well, located in the SE ¼, NW ¼, Section 21, Township 8 South, Range 86 West, 6th P.M., approximately 2,110 feet from the north section line and 1,655 feet from the west section line.

Lot No. 6 Well, located in the NW ¼, NW ¼, Section 21, Township 8 South, Range 86 West, 6th P.M., approximately 1,186 feet from the north section line and 798 feet from the west section line.

Lot No. 7 Well, located in the NW ¼, NW ¼, Section 21, Township 8 South, Range 86 West, 6th P.M., approximately 1,276 feet from the north section line and 488 feet from the west section line.

Employee Common Parcel No. 1 Well, located in the NW ¼, NW ¼, Section 21, Township 8 South, Range 86 West, 6th P.M., approximately 850 feet from the north section line and 350 feet from the west section line.

Kester Ditch, NW ¼ NW ¼, Section 27, Township 8 South, Range 86 West, 6th P.M. at a point whence the Southeast corner of Section 21, Township 8 South, Range 86 West, 6th P.M. bears N 15°20' West 320 feet, in Pitkin County.

Alexis Arbaney Ditch, approximately ¼ miles above the confluence of Snowmass Creek with the Roaring Fork River.

If diversion points are wells, please provide the Well Permit Nos.: **60903-F, 60905-F, 60906-F, 60907-F, 60909-F-R, 64902-F, 75549-F, 75550-F**

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Is the well operational/active? Yes, No

Is there currently an operating well meter? Yes, No

Notice: A valid well permit with operating well meter will be required under the contract.

6. Legal Water Supply: (please check one)

Applicant requests consideration by the District to be included in the District's Umbrella Plan for Augmentation decreed in Case No. 02CW77.*

*Note: Certain applicants may qualify to be included in the District's Umbrella Plan at the District's discretion. In order to be included in the District's Umbrella Plan, the Applicant's depletions must occur within the District's defined "Area A" and the Applicant must reimburse the District its *pro rata* share of the District's expenses in obtaining the Umbrella Plan decree. Costs of reimbursement are contingent upon location and intensity of the uses, and range from \$1,200 for contractees with less than 2 units (EQRs) in certain areas, to \$5,000 for more than 8 EQRs in Area A-3 (generally the Roaring Fork drainage above its confluence with the Fryingpan Rivers).

_____ Applicant will obtain its own plan for augmentation by applying to the Water Court, Water Division 5 within 2 years of this application. If Applicant has already applied for its own change/approval of plan for augmentation, the Water Court Case Number is: _____.

7. Proposed waste water treatment system: (please check)

_____ Tap to central waste water treatment facility

Septic tank/leachfield system

_____ Evapotranspiration system

_____ Other:

8. Proposed use of water (please check)

Domestic/Municipal (single family home(s), duplex(s), condominium(s), mobile home(s), apartment). Please complete page four of this application.

_____ Commercial (hotel, office, warehouse, restaurant, bar, retail). Please complete page five of this application.

_____ Industrial (gravel pit, manufacturing). Please complete page six of this application.

_____ Agricultural (crop irrigation, stock watering). Please complete page seven of this application.

Date on which the county or other applicable governmental entities approved the land use for which you seek legal water service: August 25, 2017. (Note: Copy of the Resolution of other documentation evidencing such approval should be submitted with application.)

9. What other water rights are associated with or used on the property?
See paragraph 5, above.

10. What other uses of water occur on the property?
N/A

Please complete the section below if you selected domestic/municipal use on Page 3, No. 8

DOMESTIC/MUNICIPAL WATER USES

In-House

Single family residential home(s)	Number of Units: 8 single-family and 8 ADUs
Duplex(s)	Number of Units: _____
Condominium(s) _____	Number of Units: _____
Apartment(s)	Number of Units/Rooms: _____
Mobile Home(s)	Number of Units: _____

Irrigation (lawns, parks, open space)

Total area to be irrigated: 5000 sqft per lot (40,000 sqft total)

Type of irrigation system (please check)

X Sprinkler
 Flood (irrigation ditch)

Domestic stock watering (cattle, horses)

Number of animals: **N/A**

Other domestic/municipal uses not listed: The contract currently covers the evaporation from water structures with a total surface area of 2.638 acres. This amendment is requested to provide replacement supply for evaporation from an increased total surface area of 2.685 acres (pond is 0.04 acre surface, 0.12 acre-foot volume). In addition, the contract will provide replacement supply for a once annual filling (May) of a spa (56.25sqft, 500 gal) and pool (240sqft, 900 gal) on Applicant's property. This application requests increasing the total allotment amount to provide replacement supply for all evaporation and the annual filling of the pool and spa.

